



Community Workshops  
June 2016

# Agenda

- Welcome & Introductions
- Master Plan Basics
- Current Master Plan
- Break for Master Plan Survey & Review of Exhibits
- Master Plan Survey Results to Date
- Comments and Questions
- 2016 Master Plan Update Schedule



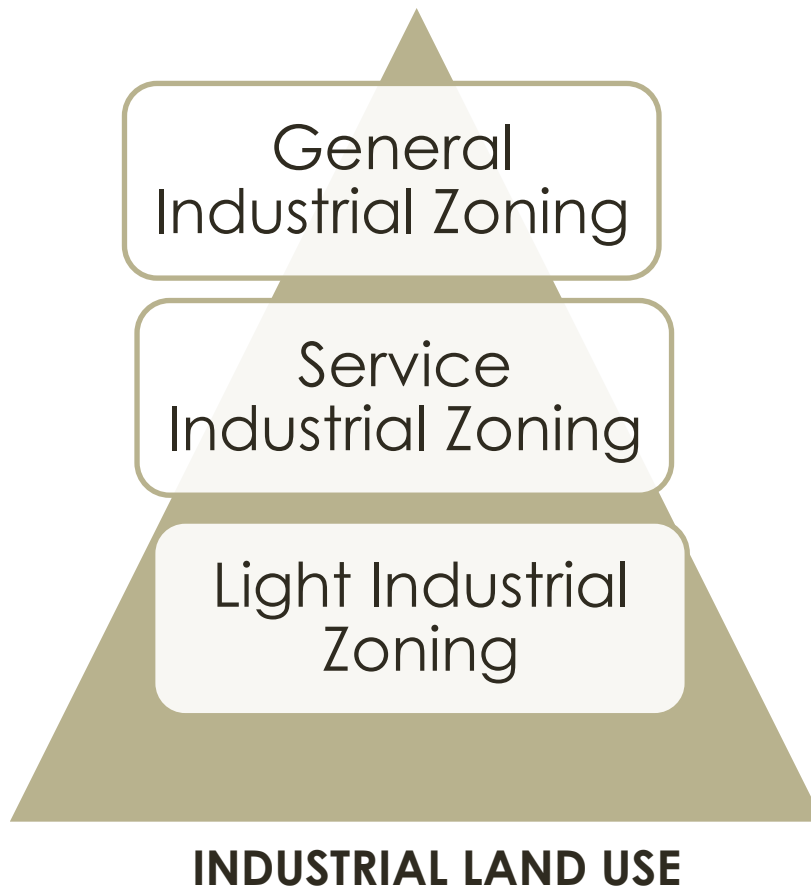


# Master Plan Basics

- Nevada Revised Statutes (NRS) Chapter 278.150
  - Requires the Planning Commission to prepare and adopt a comprehensive, long-term general plan for the physical development of the county
  - The Master Plan must be adopted by the governing body as the basis for development of the county
- Master Plans contain goals, policies, and actions to address development and quality of life issues
- Master Plans use future land use categories to determine suitable locations for different types of development
- Zoning must be consistent with future land uses



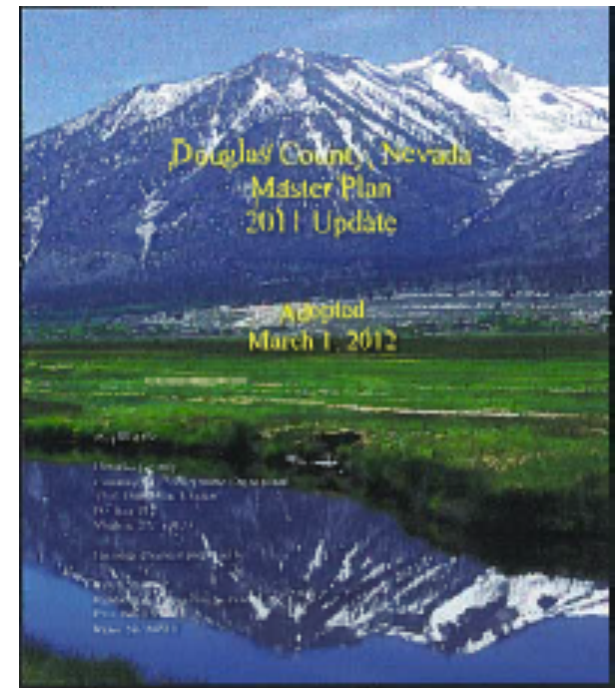
# Future Land Uses vs. Zoning Districts





# 2011 Update

- 2011 Master Plan includes revised elements for Economic Development, Housing, Washoe Tribal Lands, Growth Management, and Environmental Resources and Conservation
- Includes a five-year action matrix to monitor performance on specific goals and actions





# Build Out Analysis from 2011 Master Plan



Planning Area	2010 Population	Development Potential Population	Total Build-Out Population
Carson Valley	39,691	17,613	57,304
Topaz	2,071	2,193	4,264
Tahoe	5,235	-	5,235
TOTAL	46,997	19,806	66,803

Latest Population Estimate for Douglas County (2015) = 47,710  
(increase of 1.5% from 2010, or .3% increase per year)

# Master Plan Progress Since 2012



- Adopted a new Public Services & Facilities Element & Consolidated Several Water Systems
- Affordable Rental Units for Seniors Developed in Gardnerville (Parkway Vista)
- Adopted a new Bicycle Plan
- Expanded trail system by 50 miles in last five years
- Adopted the Community Wellhead Protection Plan
- Adopted new area plans for the Tahoe Basin: South Shore Area Plan and Tahoe Douglas Area Plan
- Adopted Overhead Utility Plan (required by NRS)
- Currently preparing a new Transportation Element



# Break

- Complete Master Plan Survey
- Review Future Land Use Maps
- Review existing goals for each community plan





# Online Master Plan Survey Results To Date



# Comments and Questions about the 2016 Update of Master Plan?



# Schedule for 2016 Update

## ***June-July:***

- Community Workshops
- Stakeholder Interviews
- Master Plan Survey

## ***August-December:***

- Draft Elements Posted on Master Plan 2016 Update Web Page (go to [www.douglascountynv.gov](http://www.douglascountynv.gov))

## ***January-April 2017:***

- Planning Commission Workshop
- Public Hearings Before Planning Commission and Board of Commissioners

# Opportunities to Comment/ Recommend Changes



- Provide comments on draft Elements before the Planning Commission Workshop
- Attend the Planning Commission Workshop in 2017
- Submit requests for Master Plan map changes during the update process using streamlined form
- All comments and proposed changes will be reviewed and presented to the Planning Commission and Board of Commissioners in 2017



Thank You! 😊